

177.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

550,400 / 550,400

USE VALUE:

550,400 / 550,400

ASSESSED:

550,400 / 550,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
127		SYLVIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NUNES MAURICE/LIFE ESTATE	
Owner 2: NUNES CARMELLA/LIFE ESTATE	
Owner 3:	

Street 1: 127 SYLVIA ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: NUNES MAURICE -	
Owner 2: NUNES CARMELLA -	
Street 1: 127 SYLVIA ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Vinyl Exterior and 1032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600	Sq. Ft.	Site			0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264

Total SF/SM: 3600

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 369,601

Spl Credit

Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 19 - Ranch	1	Rating: Average																				
Sty Ht: 1 - 1 Story		A Bath:	Rating:																			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																			
Foundation: 1 - Concrete		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath:	Rating:																			
Prime Wall: 4 - Vinyl		A HBth:	Rating:																			
Sec Wall:	%	OthrFix:	Rating:																			
Roof Struct: 2 - Hip		OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																			
Color: BEIGE		A Kits:	Rating:																			
View / Desir:		Fpl: 1	Rating: Average																			
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1965	Eff Yr Blt:	Location:																				
Alt LUC:	Alt %:	Total Units:																				
Jurisdict:	Fact: .	Floor:																				
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %																			
Prim Int Wal 1 - Drywall		Functional:	%																			
Sec Int Wall:	%	Economic:	%																			
Partition: T - Typical		Special:	%																			
Prim Floors: 3 - Hardwood		Override:	%																			
Sec Floors: 6 - Ceramic Tile	15 %	Total:	26.4 %																			
CALC SUMMARY				COMPARABLE SALES																		
Bsmt Flr: 12 - Concrete		Basic \$ / SQ: 100.00		Rate	Parcel ID	Typ	Date	Sale Price														
Subfloor:		Size Adj.: 1.35000002																				
Bsmt Gar:		Const Adj.: 1.01139879																				
Electric: 3 - Typical		Adj \$ / SQ: 136.539																				
Insulation: 2 - Typical		Other Features: 62500																				
Int vs Ext: S		Grade Factor: 1.00																				
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																				
Heat Type: 3 - Forced H/W		NBHD Mod:																				
# Heat Sys: 1		LUC Factor: 1.00		WtAv\$/SQ:	AvRate:	Ind.Val																
% Heated: 100	% AC:	Adj Total: 245681																				
Solar HW: NO	Central Vac: NO	Depreciation: 64860		Juris. Factor:		Before Depr:	136.54															
% Com Wal	% Sprinkled	Depreciated Total: 180821		Special Features: 0		Val/Su Net:	87.60															
				Final Total: 180800		Val/Su SzAd:	175.19															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0003-0004.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
1	Metal Shed	D	Y	1	4X6	A	AV	1965	0.00	T	40.8	101										
More: N				Total Yard Items:				Total Special Features:				Total:										